

**Consultation Response from KC,
Highways Development Management****2024/90705 36, Thornton Lodge Road, Thornton Lodge, Huddersfield, HD1 3JH****Prior approval for enlargement of dwellinghouse by erection of additional storey****Date Responded: 11/04/2024****Responding Officer: CNB****Responding Ref: K6-6NW/29**

This application is for the prior approval of the enlargement of an existing dwelling house fronting on to Thornton Lodge Road, a 30mph two-way single carriageway local distributor road of approximately 6.8m width with footways on both sides and street lighting present.

There are stops on a high frequency bus route within 240m of the site and there is a convenience store and medical facilities within 110m with the closest school being approximately 830m from the site.

We would note that the submitted drawing also shows a similar development proposal for the adjacent bungalow at No 38, however this is not included within the red line boundary. These comments relate only to the proposals at No 36, however very similar concerns are observed for No 38.

The proposals are to build an extra floor on to an existing bungalow and drawing No MA103 Rev 1 shows 3 numbered bedrooms, but there is also a first-floor room marked as a “study” which we must assume may be used as a fourth bedroom as the drawing also shows a “study” on the ground floor.

No trip generation details were provided with the application, however we do not consider that the proposals will have a severe impact on the operation or efficiency of the local highway network.

As a 4+ bedroom dwelling, local policy indicates that three off-street parking spaces will be required. Drawing No MA103 Rev 1 shows two parking spaces within the curtilage of No 36 and no other off-street parking is indicated for either No 36 or No 38. There may be space for two cars to park along the frontage of the application site on Thornton Lodge Road, however there is no guarantee that these spaces will be free due to competing users within the local area including other residential uses, retail and services on Thornton Lodge Road and parking for visitors to the mosque at No 34 and if these spaces are to be considered then the applicant should show demonstrable evidence that they are free and available for use for the times a resident would expect to use them for parking.

It is assumed that waste collection will continue as done previously and would therefore have no additional impact on the highway.

It is Highway DM officers’ understanding that an objection cannot be made on highway grounds for this prior approval application. However, Highways DM would raise concern that the dwelling does not have any associated off-street parking. Kirklees’ Highway Design Guide SPD recommends that three off-street spaces are provided for a dwelling of four bedrooms or more. Thornton Lodge Lane already has a high demand for on-street parking, so to exacerbate this by significantly increasing the size of the dwelling without providing any off-street parking facilities would not be acceptable. This is further exacerbated by the intention to carry out the same extensions on the next-door property.

Although no objection can be raised, Highway DM would ask that their concerns are noted.

